

**ACT 381 COMBINED
BROWNFIELD AND WORK PLAN
TO CONDUCT
ELIGIBLE
MDEQ ENVIRONMENTAL AND
MSF NON-ENVIRONMENTAL
ACTIVITIES**

**Food For Thought Center
Long Lake Township
Grand Traverse County, Michigan**

Grand Traverse County Brownfield Redevelopment Authority

**Approved by Grand Traverse County
Brownfield Redevelopment Authority: March 23, 2017**

**Concurrence by Long Lake Township
Board of Trustees: _____**

Public Hearing: _____

**Approved by Grand Traverse County
Board of Commissioners: _____**

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PROJECT SUMMARY

Tamarack Holdings, LLC is purchasing the former Long Lake Elementary School for redevelopment into the primary production facility for Food For Thought (FFT), a specialty manufacturer of jams, salsas, sauces, honey, and condiments. In addition, much like Tamarack's similar repurposing of the old Glacier Dome for Cherry Capital Foods, the Center will consist of additional rental spaces for food related businesses, offices, classrooms, and a retail store for products produced at the facility.

Additions will bring the buildings total square footage up from 36,527 sq. ft. to about 45,000 sq. ft., of which approximately 12,000 sq. ft. will be rentable to these other entities. FFT currently employs 8 FT and up to 10 PT/seasonal workers and anticipates adding up to 7.5 new jobs with affiliates over the next 5 years, in addition to additional staff in leased space.

The redevelopment is consistent with the Long Lake Township Master Plan and zoning ordinance and has received site plan approval from the Township. Initial work is anticipated to begin in Summer 2017, with tax increment capture beginning in 2018. The estimated investment is \$4.8 million.

Project Name:	Food For Thought Center
Project Location:	The eligible property is located in Long Lake Township, Grand Traverse County, Michigan with the Parcel Identification Number 08-011-021-00.
Type of Eligible Property:	Functionally Obsolete
Eligible Activities:	Environmental, Lead and Asbestos Abatement, Demolition
Eligible Activity Costs: (excluding interest)	\$494,988
Years to Complete Eligible Activities Payback:	7 Years for Local and State Capture
Estimated Eligible Investment:	\$4,800,000
Annual Tax Revenue Before Project:	\$0
Estimated Annual Tax Revenue in First Year After Project:	\$121,650

**ACT 381 COMBINED BROWNFIELD PLAN
TO CONDUCT ELIGIBLE
MDEQ ENVIRONMENTAL AND
MSF NON-ENVIRONMENTAL ELIGIBLE ACTIVITIES**

**UNDER THE AUTHORITY OF THE
BROWNFIELD REDEVELOPMENT FINANCING ACT,
1996 PA 381, AS AMENDED**

1.0 INTRODUCTION

The Grand Traverse County Brownfield Redevelopment Authority (“GTCBRA”) is submitting this Act 381 Combined Brownfield Plan for MDEQ Environmental and MSF Non-Environmental Eligible Activities for the proposed Food For Thought Center in Long Lake Township, Grand Traverse County, Michigan (herein referred to as the “Eligible Property”).

This Combined Brownfield Plan is submitted under the auspices of Act 381, P.A. 1996, as amended.

1.1 PROPOSED REDEVELOPMENT AND FUTURE USE - MCL 125.2663(1)(A)

The proposed project includes the acquisition of the former Long Lake Elementary School and selective demolition, remodeling, and addition construction for the primary production facility for Food For Thought (FFT), a specialty manufacturer of jams, salsas, sauces, honey, and condiments. In addition, much like Tamarack’s similar repurposing of the old Glacier Dome for Cherry Capital Foods, the Center will consist of additional rental spaces for food related businesses, offices, classrooms, and a retail store for products produced at the facility.

Additions will bring the buildings total square footage up from 36,527 sq. ft. to about 45,000 sq. ft., of which approximately 12,000 sq. ft. will be rentable to these other entities. FFT currently employs 8 FT and up to 10 PT/seasonal workers and anticipates adding up to 7.5 new jobs with affiliates over the next 5 years, in addition to additional staff in leased space.

The 10.49-acre site will also include hoop houses, a storage facility, outdoor crops, and open space. The crops produced onsite are all intended for inclusion in products produced at the facility.

Partnership opportunities are currently being explored with TCAPS, where the facility, its outdoor gardens and seasonal extension hoop houses can provide significant learning opportunities for its students now next door in the new Long Lake Elementary School. Additional partnerships are being considered with NMC, MSU, and their respective agriculture certificate programs, as well as Munson Hospital, all of whom have an interest in classroom space, and the potential for a teaching kitchen that can be used for a variety of activities including continuing education for doctors and hands on experiences for students. Continued partnership with the Grand Traverse Foodshed Alliance and the Taste a Local Difference Program can leverage the success of current tenants of the Food Hub at Barlow by providing

“2nd stage” space for young and growing agri-business ventures interested in additional space and the benefits of co-location with a well-established value-added food production enterprise. Additionally, the site will include a retail outlet for products manufactured on site, and will be available to those tenants who elect to utilize FFT for manufacturing of their products.

The estimated investment is \$4,800,000. Tamarack Holdings, LLC has a purchase agreement with the Traverse City Public Schools.

1.2 ELIGIBLE PROPERTY INFORMATION - MCL 125.2663(1)(h)

1.2.1 Property Eligibility and Location

Property Eligibility – The former Long Lake Elementary School has been declared functionally obsolete by Angela Friske, Long Lake Township Assessor, Level III Assessor. As a result, the parcel qualifies as Eligible Property as functionally obsolete under Section 2(e) of Act 381, PA 1996, as amended. The property owned by TCAPS is approximately 30-acre parcel with the Parcel Identification Number 08011-021-00. Tamarack Holdings, LLC is purchasing 10.49 acres and a new Parcel Identification Number will be established with the parcel split. The Eligible Property is located in Long Lake Township.

Location - The Eligible Property consists of one parcel with a total area of approximately 10.49 acres, depicted on the Eligible Property Map attached as Figure 2, with one building, the former Long Lake Elementary School with the address of 7738 North Long Lake Road, Traverse City, Michigan 49685.

The legal description of the parcel is provided below. A Project Location Map and Eligible Property Map are included in the Appendix as Figures 1 and 2, respectively.

<u>Site Name</u>	<u>Parcel</u>	<u>Legal Description</u>
Long Lake School	08-011-021-00	Part of the Southeast 1/4 of the Southwest 1/4 of Section 11, T27N-R12W, Described as commencing at the South 1/4 corner of said Section: Thence N86°55'57"W, along the South Line of said Section, 641.34 feet to the point of beginning; Thence continuing N86D55'57"W, along said South Line 641.06 feet; Thence N02°26'36"E, along the West 1/8 Line of said Section, 712.37 feet; Thence S86°55'43"E, 642.42 feet; Thence SO2°33'08"W along the West Line of the East 1/4 of the East 1/4 of the Southwest 1/4 said Section, 712.32 feet to the point of beginning. Containing 10.49 acres of Land more or less. Subject to the Easements and Restrictions of Record.

1.2.2 Current Ownership

The Eligible Property is owned by the Traverse City Area Public Schools.

1.2.3 Proposed Future Ownership

The Eligible Property will be owned by Tamarack Holdings, LLC.

1.2.4 Delinquent Taxes, Interest & Penalties

There are currently no delinquent taxes, interest or penalties due on the subject property.

1.2.5 Existing & Proposed Future Zoning for Eligible Property

The property is zoned Agricultural, and governed by the provisions of the Long Lake Township Zoning Ordinance. A Site Plan has been approved by the Long Lake Township Planning Commission.

1.3 HISTORICAL, PREVIOUS USE AND OWNERSHIP OF EACH ELIGIBLE PROPERTY

1.3.1 Historic Use

According to the Phase I ESA, records indicate that the site was originally agricultural with an apparent farm house near the southwest corner of the property. Sometime between 1952 and 1956, the property was developed as a school, and has operated as a school until recently.

1.3.2 Previous Ownership

Traverse City Area Public Schools has owned the property since sometime between 1952 and 1956.

1.4 CURRENT USE OF ELIGIBLE PROPERTY

The former Long Lake Elementary School is vacant.

1.5 SITE CONDITIONS AND KNOWN ENVIRONMENTAL CONTAMINATION SUMMARY

1.5.1 Site Conditions

The subject site has a 36,527-square foot, single story building that is constructed of brick with flat roof. The drive way into the site enters the eastern portion of the property, turns west into a parking area in front of the building, then continues west into a second parking area on the west side of the building. There are grass areas along North Long Lake Road, and around much of the perimeter of the building. The north portion of the property is a playground that is a mixture of sand and grass. There is a communication tower located on the north side of the building. Figure 2 shows the pertinent features of the building and property.

Major utilities are present within the right-of-way along North Long Lake Road. Electrical service is overhead along North Long Lake Road, but is underground from the pole located east of the entrance driveway along the south right-of-way until traversing the parking lot on the west side of the building. Natural gas enters the property in the same area as the electrical service. Both enter the building near just south of the main entrance to the building, at the boiler room. The site is served by an on-site water well located on the west side of the building, adjacent to the boiler room. The site is served by an on-site septic system that contains four holding tanks (three were found during the site inspection) located east of the gymnasium portion of the building. The drain field is located east/northeast of the septic tanks, across the eastern driveway. Communication lines are underground and enter the east side of

the front of the building. Storm water is handled through catch basins and dry wells located within the property.

1.5.1 Known Environmental Contamination Summary

A Phase I Environmental Site Assessment was conducted in September, 2016 on behalf of Tamarack Holdings, LLC and identified the historic presence of an underground storage tank (UST) for heating oil on the property. A Phase II ESA was conducted in September 2016 to sample soil in the vicinity of the former UST. Soil samples were submitted for laboratory analysis for benzene, toluene, ethylbenzene, total xylenes, trimethylbenzene isomers, and polynuclear aromatic (PNAs) compound. Results did not show the presence of any constituent above MDEQ Generic Cleanup Criteria. As a result, the site is not a Part 201 Facility.

Lead/Cadmium Paint and Asbestos Surveys will be conducted as part of the redevelopment.

1.6 FUNCTIONALLY OBSOLETE, BLIGHTED AND/OR HISTORIC CONDITIONS

A facility analysis conducted by Traverse City Area Public Schools determined that the existing Long Lake Elementary School could not adequately meet future facility needs. As a result, a new elementary school was constructed on the same property and the former Long Lake Elementary School was considered surplus by TCAPS. While evidently not suitable for a public elementary school, the building is appropriate to be repurposed as a food production center, but not without significant upgrades.

A Functionally Obsolete Property Affidavit from by Angela Friske, Long Lake Township Assessor, Level III Assessor, is attached as Appendix A.

According the Phase I ESA, the former Long Lake Elementary School was constructed between 1952 and 1956. While over fifty years old, the building does not have any distinguishing historical or architectural features.

1.7 INFORMATION REQUIRED BY SECTION 15(15) OF THE STATUTE

1.7.1 MSF Eligible Activity Sufficiency

The MSF Eligible Activities proposed under this Combined Brownfield Plan include: Lead and Asbestos Abatement and Demolition. Section 3 provides a detailed work scope for each of the MSF Eligible Activities. The following is a brief explanation of sufficiency for each Eligible Activity:

1.7.1.1 Lead and Asbestos Abatement: Lead and asbestos abatement will result in the appropriate management of lead and cadmium based paint with appropriate training, materials handling, and air monitoring to ensure work safety, and removal of asbestos containing materials (ACMs) by a certified asbestos contractor. The appropriate management of lead and cadmium based paint and removal of asbestos prior to demolition will be sufficient to alleviate the brownfield conditions of the Eligible Property.

1.7.1.2 Demolition: The selective demolition of a substantial portion of the square footage of the former Long Lake Elementary School will provide for the redevelopment of outdated buildings to meet code, space, and finish requirements for the proposed commercial food production facilities. The selective demolition of the former Long Lake Elementary School and site and subsurface structures that would inhibit future development are sufficient to alleviate brownfield conditions on the Eligible Property.

1.7.2 MSF Eligible Activity Need

The MSF Eligible Activities proposed under this Combined Brownfield Plan include: Lead and Asbestos Abatement, and Demolition. Section 3 provides a detailed work scope for each of the MSF Eligible Activities. The following is a brief explanation of the need for each Eligible Activity:

1.7.2.1 Lead Asbestos Abatement: State and federal regulations require an assessment of the presence of lead and cadmium-based paint and asbestos prior to demolition of commercial buildings. If identified, precautions must be taken to protect human health and the environment, including worker training, air monitoring, and in the case of asbestos, abatement must be conducted by a certified asbestos abatement company.

1.7.2.2 Demolition: Selective demolition of the former Long Lake Elementary School must be conducted in order to meet code, space, and finish needs for the commercial food operations.

1.7.3 MSF Eligible Activity Cost Determination

The MSF Eligible Activities proposed under this Combined Brownfield Plan include: Lead and Asbestos Abatement, and Demolition. Section 3 provides a detailed work scope for each of the MSF Eligible Activities. The following is a brief explanation of the need for each Eligible Activity:

1.7.3.1 Lead Asbestos Abatement: Costs for the lead/cadmium paint and asbestos surveys are based on proposals from certified asbestos inspectors and abatement costs are based on a walkthrough of the buildings by a certified lead and asbestos inspector.

1.7.3.2 Demolition: Costs for demolition are based on internal company estimates and preliminary consultations with reputable local firms, net of recycling material revenues.

1.7.4 Public Purpose - MCL 125.2664(1)

The proposed Food For Thought Center will convert a vacant school building into a commercial food production facility, with additional space for educational, entrepreneurial, and incubator opportunities.

The total projected investment is expected to be approximately \$4,800,000.

The project will significantly add to the local and state tax base. When completed, property taxes are estimated at **\$121,650** per year (following the retirement of Brownfield obligations)

with 60.8% of these revenues going to the State of Michigan and 39.2% to local taxing jurisdictions. Currently, the project area for buildings and land generates does not generate any property taxes as publicly owned property.

1.75 Reuse of Vacant Buildings and the Redevelopment of Blighted Property

The former Long Lake Elementary School is vacant and, without redevelopment, will eventually become blighted.

1.7.6 Job Creation

Food For Thought currently employs 8 FT and up to 10 PT/seasonal workers on a single shift. The expansion of FFT and affiliated companies is anticipated to create an anticipated 7.5 new FTEs over the next five years, with additional jobs from the leased space.

1.7.6 Area of High Unemployment

The unemployment rate for Grand Traverse County in 2015 was 4.4 percent, as compared to the State unemployment rate at 5.4 percent, according to the USDA Economic Research Service.

1.7.8 Level and Extent of Contamination Alleviated in Connection with the Eligible Activities

There is no evidence of environmental impact on the property and the site is not a Part 201 Facility.

1.7.9 Level of Private Sector Contribution to the Project

The private sector contribution to this project is expected to be approximately \$4,800,000.

1.7.10 Greenfield Comparison

A Greenfield site was not considered for the project. All Eligible Activities under this Combined Brownfield Plan would not be required on a Greenfield site.

1.7.11 Creation of New Brownfields

Food For Thought is currently based in Honor, Benzie County. Food For Thought does not use hazardous substances are part of their operations and the current facility is not currently nor will be a Brownfield site.

1.7.12 Project Pro forma

A project pro forma has not been prepared for the project.

1.7.13 Other Incentives

No other incentives are anticipated for the project.

1.7.14 Other Information

None

2.0 SCOPE OF WORK - MCL 125.2663(1)(B)

The purpose of the proposed eligible activities proposed under this Combined Brownfield Plan is to conduct MDEQ Environmental Eligible Activities, including Phase I and Phase II Environmental Site Assessments, and MSF Eligible Activities, including Lead and Asbestos Abatement and Site and Selective Building Demolition.

2.1 MDEQ ELIGIBLE ACTIVITIES

Section 13(16), Act 381, PA 1996 as amended provides for State tax capture for site investigation activities and associated reports for a baseline environmental assessment and due care plan without Department approval. These MDEQ Eligible Activities are listed for qualification under the Brownfield Plan and are not part of the Act 381 Work Plan request to the Department.

2.1.1 Baseline Environmental Assessment

The work scope is to conduct a Phase I Environmental Site Assessments (ESAs) and Phase II ESA to meet environmental due diligence and All Appropriate Inquiry for Tamarack Holdings, LLC.

- A. Phase I ESA: A Phase I ESA has been conducted for the parcels proposed for acquisition by Tamarack Holdings, LLC, consistent with ASTM Standard E1527-13. The Phase I ESA included a review of historical and current information, including regulatory agency files, historical maps, and past uses to evaluate the potential for contamination, a site inspection of the property, and interviews with individuals knowledgeable about the past use of the property to identify any Recognized Environmental Conditions (RECs). A Phase I report was prepared with full documentation of the research and the historic use of the underground storage tank for heating oil was identified as a Recognized Environmental Condition (REC).
- B. Phase II ESA: A Phase II ESA was conducted which included soil samples in the area of the UST to determine whether a release had occurred. There was no visual or olfactory evidence of a release. Soil samples were submitted for laboratory analysis for benzene, toluene, ethylbenzene, total xylenes, trimethylbenzene isomers, and polynuclear aromatic (PNAs) compound. Results did not show the presence of any constituent above MDEQ Generic Cleanup Criteria. As a result, the site is not a Part 201 Facility, environmental due diligence was completed, and a Baseline Environmental Assessment is not necessary.

The Phase I and Phase II Environmental Site Assessment costs are at \$5,500.

2.1.2 Due Care Investigation and Activities

Not applicable.

2.1.3 Additional Response Activities

Not applicable.

2.1.3 Environmental Insurance

Not applicable.

2.1.4 Interest

Interest is included as an Eligible Activity. The Brownfield Eligible Activities of environmental due diligence have been privately financed by the Developer. Interest is calculated at 2.5% in accordance with GTCBRA policy for 10 years for the purposes of this Combined Brownfield Plan.

2.1.3 Combined Brownfield Plan

The preparation and approval of the Combined Brownfield Plan is included as Eligible Activities.

2.2 MSF NON-ENVIRONMENTAL ELIGIBLE ACTIVITIES

MSF Eligible Activities are requested under this plan under the auspices of Act 381. Long Lake Township is not a Qualified Local Government. The MSF Non-Environmental Eligible Activities include lead and asbestos abatement and demolition.

2.2.1. Demolition

Demolition will include site demolition and selective demolition throughout the building to repurpose for the Food For Thought Center.

The following is a cost estimate for Site and Selective Demolition:

Site and Selective Demolition	Total
Site Demolition	\$64,400
Selective Demolition	\$253,588
Contingency (15%)	<u>\$47,695</u>
TOTAL	\$365,633

2.2.2. Lead and Asbestos Abatement

Demolition or remodeling buildings that contain lead, cadmium and/or asbestos is subject to regulations to protect the health of the persons that may be affected. In addition, demolition can impact the concentration of lead, cadmium and/or asbestos in the soils that are in close proximity to the building. A lead/cadmium paint and asbestos survey has been conducted for all buildings on the site and identified the presence of lead/cadmium paint and asbestos. The presence of lead and cadmium based paint in areas of disturbance and demolition which requires specific precautions, including personal protective equipment, worker training, and air monitoring to ensure levels of lead and cadmium are less than required levels. Asbestos in areas of disturbance or demolition must be abated by a certified asbestos contractor, with air monitoring to ensure a safe working environment. The scope of work includes the required surveys prior to demolition under State and Federal law, and lead and asbestos abatement.

The following is a cost estimate for lead and asbestos survey, monitoring, and abatement:

Lead and Asbestos Abatement	Total
Survey	\$4,000
Monitoring	\$6,000
Abatement	\$30,000
Contingency (15%)	<u>\$6,000</u>
TOTAL	\$46,000

2.2.3 Infrastructure Improvements

The Food for Thought Center is located in Long Lake Township and is not designated as a Qualified Local Unit of Government, or Core Community, and infrastructure is not an Eligible Activity.

2.2.4 Site Preparation

The Food for Thought Center is located in Long Lake Township and is not designated as a Qualified Local Unit of Government, or Core Community, and infrastructure is not an Eligible Activity.

2.2.5 Interest

Interest is included as an Eligible Activity. The Brownfield Eligible Activities of lead and asbestos abatement and demolition will be privately financed by the Developer. Interest is calculated at 2.5% in accordance with GTCBRA policy for 10 years for the purposes of this Combined Brownfield Plan.

2.2.6 Assistance to Land Bank Fast Track Authority

Not Applicable.

2.2.7 Relocation of Public Facilities or Service for Economic Development Purposes

Not Applicable.

2.2.8 Develop/Prepare Combined Brownfield Plan

The preparation and approval of the Combined Brownfield Plan is included as Eligible Activities.

2.3 LOCAL ONLY ELIGIBLE ACTIVITIES

With the exception of Administrative and Operating Costs, there are no Eligible Activities that are specifically designated as “Local Only.”

2.4 SCHEDULE AND COSTS

2.4.1 Schedule of Activities

The following is an estimated schedule of Eligible Activities:

Activity	Completion
Demolition	Second Qtr 2017
Initiate Construction	Third Qtr 2017
Complete Construction	Second Qtr 2018

2.4.2 Summary of Total Project Costs

MDEQ Environmental Eligible Activity Cost

Eligible Activities	Estimated Cost
Baseline Environmental Assessment	\$5,500
Contingency (15%)	\$825
MDEQ Eligible Activities Subtotal	\$6,325
Interest	\$785
Work Plan Development and Review Cost	<u>\$2,000</u>
MDEQ Environmental Eligible Activities Total	\$9,110
GTCBRA Administrative and Operation Costs	<u>\$20,000</u>
ENVIRONMENTAL ELIGIBLE ACTIVITIES TOTAL	\$29,110

Non-Environmental Eligible Activity Cost

Eligible Activities	Estimated Cost
Lead and Asbestos Abatement	\$40,000
Demolition	\$317,968
Contingency	\$53,695
MSF Eligible Activities Subtotal	\$411,663
Interest	\$15,050
Work Plan Development and Review Cost	\$15,000
Non-Environmental Eligible Activities Total	\$441,713
KBRA Administrative and Operation Costs	<u>\$40,000</u>
NON-ENVIRONMENTAL ELIGIBLE ACTIVITIES TOTAL	\$481,713

All Eligible Activities identified above will be allocated between the State and Local taxes in a proportional share, after the capture of the 3 mils for the State Brownfield Fund.

Eligible Activity Cost Tables and Tax Capture Tables are presented in the Exhibits.

3.0 TAX INCREMENT REVENUE ANALYSIS

3.1 Estimate of Captured Taxable Value and Tax Increment Revenues - MCL 125.2663(1)(c)

The initial taxable value for the Eligible Property will be set at the taxable value as of the approval date of this Combined Brownfield Plan, anticipated on April 19, 2017. The initial taxable value established by this Brownfield Plan is based on the taxable value as of December 31, 2015, and is \$0 for real property, as publicly owned property.

The MDEQ Environmental and MSF Non-Environmental Eligible Activity cost is \$417,988 plus an estimated \$15,835 in interest, for a total of \$433,823. The Combined Brownfield Plan also includes \$17,000 in Work Plan Development and Approval and \$40,000 in GTCBRA Administrative and Operating Costs, and \$46,596 for the State Brownfield Fund, bringing the Maximum Eligible Activity Cost to \$557,420. The Combined Brownfield Plan also provided for additional State tax capture in an amount equal to State tax capture for MDEQ Environmental Eligible Activities, estimated at \$5,629 and additional Local tax capture for a period of *five years* for the Local Site Remediation Revolving Fund, estimated at \$236,538, for a total of \$242,167. The overall investment for the Project is estimated at over \$4,800,000.

Table 2 identifies taxable values for real and personal property, including tax increment revenues for the Eligible Property. In addition, 3 mils are captured and distributed to the State for the State Brownfield Redevelopment Fund. In accordance with Act 381, this share does not affect the State and local ratio.

The cash flow analysis for the project indicates payoff of the obligation in *seven (7) years* from 2017 for Local and State Capture, with an additional *five (5) years* for the Local Site Remediation Revolving Fund.

Redevelopment of the property is anticipated to be initiated in Summer 2017, with site and building demolition. Table 3 provides a graphic representation of the tax capture and tax increment revenues. The actual tax increment captured will be based on taxable value set through the property assessment process by the local unit of government and equalized by the County and the millage rates set each year by the taxing jurisdictions. The estimated tax increment captured by the Authority is summarized in the table below and detailed in Table 2.

Estimated Tax Increment Capture by the Authority

Year	Total Tax Revenues	Captured Taxes		Year	Total Tax Revenues	Captured Taxes
2018	\$41,773	\$41,773		2033	\$134,279	\$0
2019	\$95,033	\$95,033		2034	\$137,636	\$0
2020	\$97,409	\$97,409		2035	\$141,077	\$0
2021	\$99,844	\$99,844		2036	\$144,604	\$0
2022	\$102,340	\$102,340		2037	\$148,219	\$0
2023	\$104,899	\$104,899		2038	\$151,925	\$0
2024	\$107,521	\$63,577	(1)	2039	\$155,723	\$0
2025	\$110,209	\$46,890		2040	\$159,616	\$0
2026	\$112,965	\$48,062		2041	\$163,606	\$0
2027	\$115,789	\$49,264		2042	\$167,696	\$0
2028	\$118,683	\$50,495	(2)	2043	\$171,889	\$0
2029	\$121,650	\$0		2044	\$176,186	\$0
2030	\$124,692	\$0		2045	\$180,591	\$0
2031	\$127,809	\$0		2046	\$185,106	\$0
2032	\$131,004	\$0		2047	\$189,733	\$0

(1) State and Local Tax
Capture Ends

(2) LSRRF Capture Ends

Total	\$4,019,507	\$799,587
State Brownfield Fund		\$46,596
Balance		\$752,991

3.2 Method of Financing Plan Costs - MCL 125.2663(1)(d):

The Brownfield Eligible Activities of environmental due diligence, lead and asbestos abatement and demolition will be privately financed by the Developer, with capture of Local and State taxes to reimburse Eligible Activities. There will not be an advance made by the Authority.

3.3 Maximum Amount of Indebtedness - MCL 125.2663(1)(e)

The maximum amount of indebtedness will be \$474,988 plus an estimated \$15,835 in interest costs.

3.4 Duration of Brownfield Plan - MCL 125.2663(1)(f)

The duration of the Plan will be the time to capture taxes in an amount equal to the Eligible Activity obligation. As shown on Table 2, total costs of all Eligible Activities on the property redevelopment is expected to be repaid through tax increment financing within 7 years for Local and State Capture, with an additional State tax capture in an amount equal to State tax capture for MDEQ Environmental Eligible Activities, estimated at \$5,539 and additional Local tax capture for a period of five years for the Local Site Remediation Revolving Fund.

3.5 Estimate of Impact of Tax Increment Financing on Taxing Jurisdictions - MCL 125.2663(1)(g):

Tables 2 and 3 identify annual and total tax revenues projected for capture from the increase in property tax valuations. Individual tax levies within each taxing jurisdiction are also presented on Table 2. Table 4 presents the allocation of tax capture and the total tax increment for the maximum duration of the plan, 30 years. Taxing jurisdictions will continue to receive their attendant tax allocation for the project beyond the duration of the plan.

The total tax capture is estimated at \$494,988 for Eligible Activities, plus an estimated \$46,596 for the State Brownfield Fund and an estimated \$242,167 for the Local Site Remediation Fund for a total capture of \$799,586. After the Brownfield obligation is met, tax revenues will accrue to the taxing jurisdictions in an amount estimated at over \$121,000 per year on into the future.

3.6 Description of Proposed Use of the Local Site Remediation Revolving Fund - MCL 125.2663(1)(m)

Use of the Local Site Remediation Revolving Fund will be consistent with the requirements of Act 381, including expenses for Eligible Activities on Eligible Property.

4.0 SUMMARY OF RELOCATION ACTIVITIES

4.1 Estimate of Number of Persons Residing on Eligible Property - MCL 125.2663(1)(i)

There are currently no residential dwellings or residences that occupy the Eligible Property.

4.2 Plan for Residential Relocation - MCL 125.2663(1)(j)

The Eligible Property does not currently contain any residential dwellings; therefore, a plan for residential relocation is not applicable.

4.3 Provision of Costs of Relocation - MCL 125.2663(1)(k):

The Eligible Property does not currently contain any residential dwellings; therefore, a provision for residential relocation has not been allocated.

4.4 Strategy to Comply with Relocation Assistance Act, 1972 PA 227 - MCL 213.321 to 213.332 - MCL 125.2663(1)(l)

The Eligible Property does not currently contain any residential dwellings; therefore, relocation is not necessary.

5.0 OTHER MATERIAL REQUIRED BY THE AUTHORITY OR GOVERNING BODY - MCL 125.2663(1)(N):

None

EXHIBITS

FIGURES

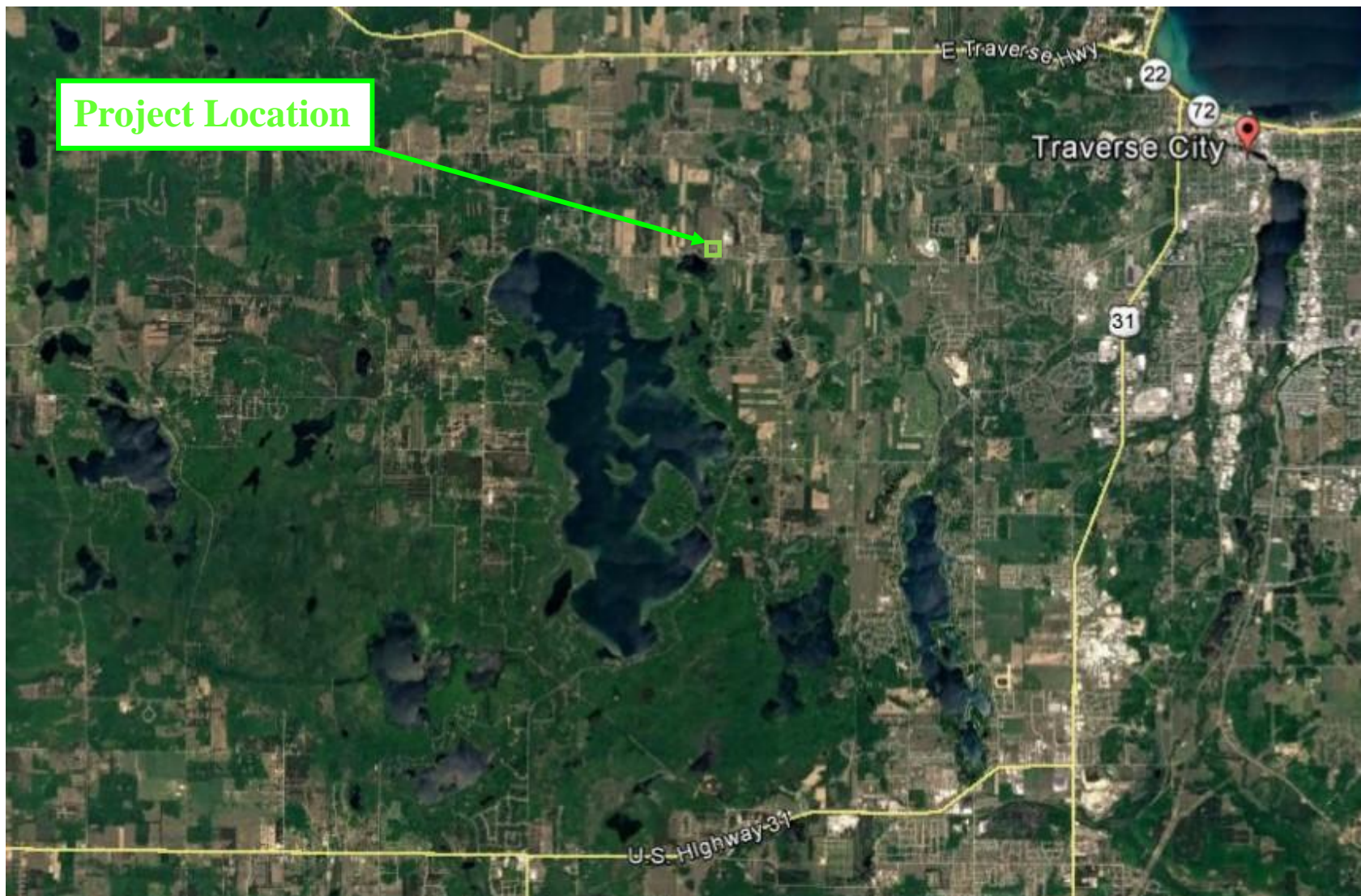
Figure 1	Property Location Map
Figure 2	Eligible Property Boundaries
Figure 3	Redevelopment Plans
Figure 4	Renderings
Figure 5	Site Photos

TABLES

Table 1.1	Environmental Eligible Activities
Table 1.2	Non-Environmental Eligible Activities
Table 2	Tax Capture Table(s) Cash Flow Analysis
Table 3	Captured Taxes and Tax Revenues
Table 4.1	Impact on Tax Jurisdictions
Table 4.2	Brownfield Tax Capture Allocation
Table 4.3	Tax Revenue Allocation
Table 4.4	Brownfield Tax Capture/Revenue Allocations
Table 4.5	Brownfield Tax Capture - Revenues

ATTACHMENTS

Attachment A	Functionally Obsolete Affidavit
Attachment B	Resolutions Approving Combined Brownfield Plan
Attachment C	Development Reimbursement Agreement

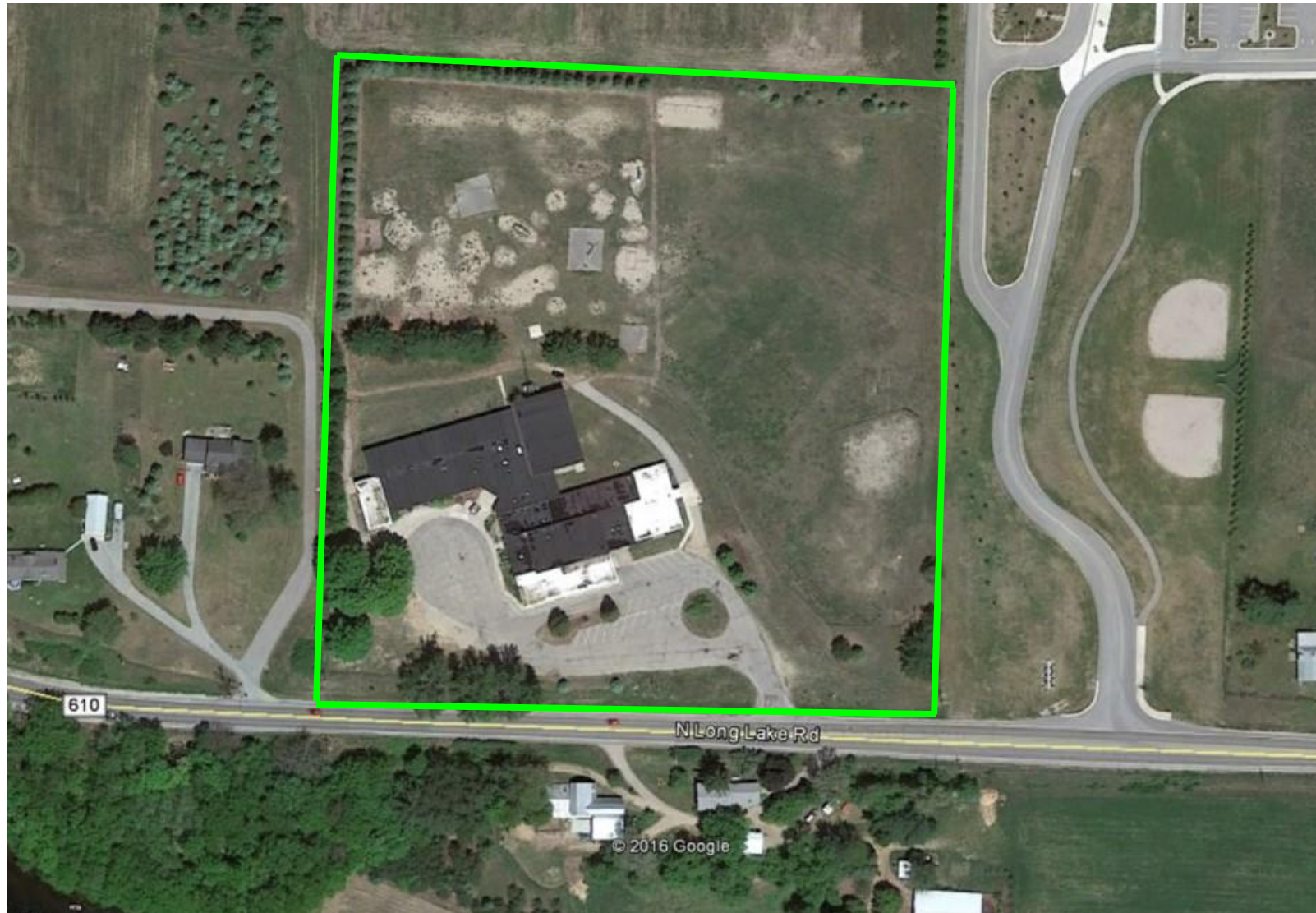


**Food For Thought Center
Combined Brownfield Plan**

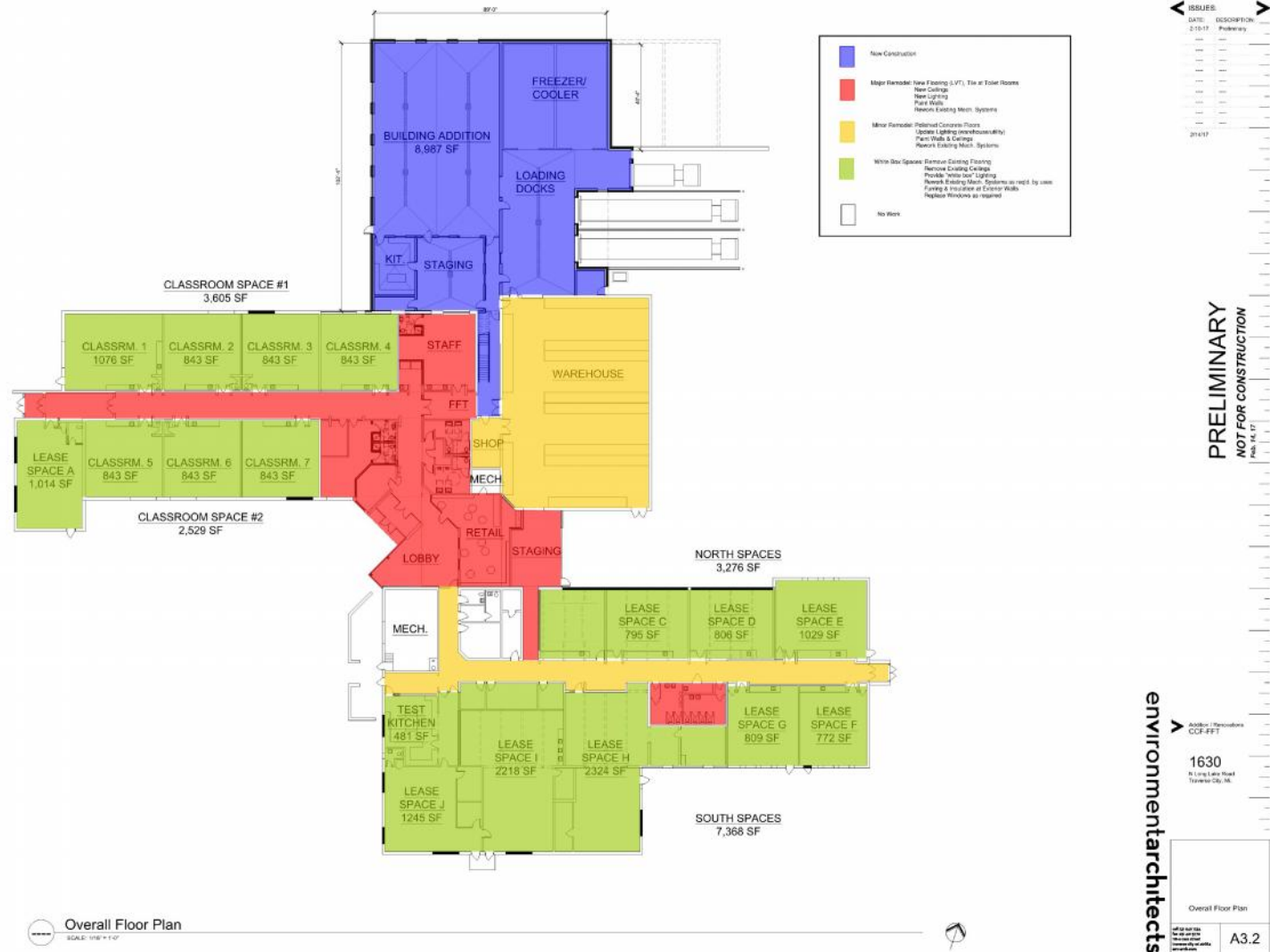
Figure 1: Site Location

Grand Traverse County Brownfield Redevelopment Authority

Date: March 2017



Food For Thought Center Combined Brownfield Plan	Figure 2: Eligible Property Boundaries
Grand Traverse County Brownfield Redevelopment Authority	Date: March 2017



Food For Thought Center Combined Brownfield Plan

Grand Traverse County Brownfield Redevelopment Authority

Figure 3: Redevelopment Plans

Date: March 2017



<p>Food For Thought Center Combined Brownfield Plan</p>	<p>Figure 4: Renderings</p>
<p>Grand Traverse County Brownfield Redevelopment Authority</p>	<p>Date: March 2017</p>



Front View Panorama



Rear View Panorama



Entry

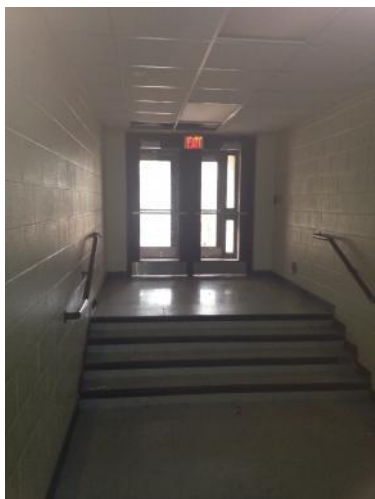


Exterior Asphalt

<p>Food For Thought Center Combined Brownfield Plan</p>	<p>Figure 4: Site Photos</p>
<p>Grand Traverse County Brownfield Redevelopment Authority</p>	<p>Date: March 2017</p>



Cell Tower to be Removed with Area for Building Addition



Irregular Stairwell to be Removed for New Addition Access



Ceilings and Floors to be Removed



Library Repurposed for Lease Space



Lockers, Ceilings and Floors to be Removed

<p>Food For Thought Center Combined Brownfield Plan</p>	<p>Figure 5: Site Photos</p>
<p>Grand Traverse County Brownfield Redevelopment Authority</p>	<p>Date: March 2017</p>

TABLE 1.1
MDEQ ENVIRONMENTAL ELIGIBLE ACTIVITIES COSTS
FOOD FOR THOUGHT CENTER
GRAND TRAVERSE COUNTY BROWNFIELD REDEVELOPMENT AUTHORITY
LONG LAKE TOWNSHIP, GRAND TRAVERSE COUNTY, MICHIGAN

Eligible Activity Description	TOTAL ELIGIBLE ACTIVITIES
<i>Baseline Environmental Assessment Activities</i>	
Phase I ESA	\$2,500
Phase II ESA	\$3,000
Baseline Environmental Assessment	\$0
<i>Subtotal</i>	\$5,500
<i>Due Care (7a) Obligation Compliance Activities</i>	
Phase II Investigation to Support Due Care	\$0
Section 7A Compliance Analyses (Due Care Plans)	\$0
Due Care Response Activities/Exposure Pathway Mitigation	\$0
Disposal of Soil/Groundwater During Construction	\$0
<i>Subtotal</i>	\$0
<i>Subtotal Totals</i>	\$5,500
<i>Contingencies (15%)</i>	\$825
ELIGIBLE ACTIVITIES SUBTOTAL	\$6,325
INTEREST	\$785
<i>Work Plan Development and Approval Costs</i>	
Brownfield Plan and Work Plan Development and Approval	\$2,000
Administrative and Operation Costs*	\$20,000
<i>Subtotal</i>	\$22,000
ELIGIBLE ACTIVITIES SUBTOTAL	\$29,110

*Local Tax Capture Only

TABLE 1.2
MSF NON-ENVIRONMENTAL ELIGIBLE ACTIVITIES COSTS
FOOD FOR THOUGHT CENTER
GRAND TRAVERSE COUNTY BROWNFIELD REDEVELOPMENT AUTHORITY
LONG LAKE TOWNSHIP, GRAND TRAVERSE COUNTY, MICHIGAN

Eligible Activity Description	TOTAL ELIGIBLE ACTIVITIES
<i>Lead and Asbestos Abatement</i>	
Survey	\$4,000
Monitoring	\$6,000
Abatement	<u>\$30,000</u>
<i>Subtotal</i>	<u>\$40,000</u>
<i>Demolition</i>	
Site Demolition	\$64,400
Selective Building Demolition	<u>\$253,568</u>
<i>Subtotal</i>	<u>\$317,968</u>
<i>Subtotal Totals</i>	\$357,968
<i>Contingencies (15%)</i>	<u>\$53,695</u>
MSF ELIGIBLE ACTIVITIES SUBTOTAL	<u>\$411,663</u>
INTEREST	\$15,050
<i>Work Plan Development and Approval Costs</i>	
Brownfield Plan and Work Plan Development and Approval	\$15,000
Administrative and Operation Costs*	<u>\$40,000</u>
<i>Subtotal</i>	<u>\$55,000</u>
MSF ELIGIBLE ACTIVITIES SUBTOTAL	\$481,713

*Local Tax Capture Only

TABLE 2
CASH FLOW STATEMENT
Food For Thought Center
Grand Traverse County Brownfield Redevelopment Authority

		Local and State Tax Capture Eligible Activities								LSRRF Capture Ends								
REVENUE YEAR		2016	1 2018	2 2019	3 2020	4 2021	5 2022	6 2023	7 2024	8 2025	9 2026	10 2027	11 2028	12 2029	13 2030	14 2031	15 2032	16 2033
ANNUAL VALUE ADDITIONS																		
TOTAL	\$4,500,000		\$2,000,000	\$2,500,000	\$0													
CUMULATIVE VALUE - TOTAL																		
TOTAL		\$0	\$2,000,000	\$4,550,000	\$4,663,750	\$4,780,344	\$4,899,852	\$5,022,349	\$5,147,907	\$5,276,605	\$5,408,520	\$5,543,733	\$5,682,327	\$5,824,385	\$5,969,994	\$6,119,244	\$6,272,225	\$6,429,031
TAXABLE VALUE - TOTAL																		
TOTAL		\$0	\$1,000,000	\$2,275,000	\$2,331,875	\$2,390,172	\$2,449,926	\$2,511,174	\$2,573,954	\$2,638,303	\$2,704,260	\$2,771,867	\$2,841,163	\$2,912,192	\$2,984,997	\$3,059,622	\$3,136,113	\$3,214,515
REVENUES																		
SCHOOL TAXES		\$0	\$24,000	\$54,600	\$55,965	\$57,364	\$58,798	\$60,268	\$61,775	\$63,319	\$64,902	\$66,525	\$68,188	\$69,893	\$71,640	\$73,431	\$75,267	\$77,148
NON-SCHOOL TAXES		\$0	\$14,842	\$33,765	\$34,609	\$35,474	\$36,361	\$37,270	\$38,202	\$39,157	\$40,136	\$41,139	\$42,167	\$43,222	\$44,302	\$45,410	\$46,545	\$47,709
ISD TAXES		\$0	\$2,931	\$6,668	\$6,835	\$7,006	\$7,181	\$7,361	\$7,545	\$7,733	\$7,927	\$8,125	\$8,328	\$8,536	\$8,750	\$8,968	\$9,193	\$9,422
TOTAL TAXES		\$0	\$41,773	\$95,033	\$97,409	\$99,844	\$102,340	\$104,899	\$107,521	\$110,209	\$112,965	\$115,789	\$118,683	\$121,650	\$124,692	\$127,809	\$131,004	\$134,279
CAPTURED TAXES																		
STATE BROWNFIELD FUND	State Allocation 3 MILS		\$3,000	\$6,825	\$6,996	\$7,171	\$7,350	\$7,534	\$7,722									
MDEQ - Gross	2.02%		\$424	\$965	\$990	\$1,014	\$1,040	\$1,066	\$1,092									
MDEQ - STATE	2.02%		\$424	\$965	\$990	\$1,014	\$1,040	\$1,066	\$130									
MDEQ - LOCAL	2.02%		\$300	\$682	\$699	\$717	\$735	\$348	\$0									
MSF - STATE	97.98%		\$20,576	\$46,810	\$47,980	\$49,179	\$50,409	\$51,669	\$6,310									
MSF - LOCAL	97.98%		\$14,542	\$33,082	\$33,909	\$34,757	\$35,626	\$16,865	\$0									
LSRRF - MDEQ									\$5,629									
LSRRF - LOCAL									\$41,826	\$46,890	\$48,062	\$49,264	\$50,495					
LOCAL ONLY	20.00%		\$2,931	\$6,668	\$6,835	\$7,006	\$7,181	\$27,418	\$1,960									
TOTAL BROWNFIELD CAPTURED TAXES			\$41,773	\$95,033	\$97,409	\$99,844	\$102,340	\$104,899	\$63,577	\$46,890	\$48,062	\$49,264	\$50,495	\$0	\$0	\$0	\$0	\$0
CUMULATIVE BROWNFIELD CAPTURED TAXES																		
STATE BROWNFIELD FUND			\$3,000	\$9,825	\$16,821	\$23,991	\$31,341	\$38,874	\$46,596	\$46,596	\$46,596	\$46,596	\$46,596	\$46,596	\$46,596	\$46,596	\$46,596	\$46,596
MDEQ - STATE			\$424	\$1,390	\$2,379	\$3,394	\$4,433	\$5,499	\$5,629	\$5,629	\$5,629	\$5,629	\$5,629	\$5,629	\$5,629	\$5,629	\$5,629	\$5,629
MDEQ - LOCAL			\$300	\$982	\$1,682	\$2,398	\$3,133	\$3,481	\$3,481	\$3,481	\$3,481	\$3,481	\$3,481	\$3,481	\$3,481	\$3,481	\$3,481	\$3,481
MSF - STATE			\$20,576	\$67,385	\$115,365	\$164,544	\$214,953	\$266,622	\$272,932	\$272,932	\$272,932	\$272,932	\$272,932	\$272,932	\$272,932	\$272,932	\$272,932	\$272,932
MSF - LOCAL			\$14,542	\$47,624	\$81,533	\$116,291	\$151,917	\$168,781	\$168,781	\$168,781	\$168,781	\$168,781	\$168,781	\$168,781	\$168,781	\$168,781	\$168,781	\$168,781
LSRRF - MDEQ			\$0	\$0	\$0	\$0	\$0	\$0	\$5,629	\$5,629	\$5,629	\$5,629	\$5,629	\$5,629	\$5,629	\$5,629	\$5,629	\$5,629
LSRRF - LOCAL			\$0	\$0	\$0	\$0	\$0	\$0	\$41,826	\$88,716	\$136,779	\$186,042	\$236,538	\$236,538	\$236,538	\$236,538	\$236,538	\$236,538
LOCAL ONLY			\$2,931	\$9,600	\$16,435	\$23,441	\$30,622	\$58,040	\$60,000	\$60,000	\$60,000	\$60,000	\$60,000	\$60,000	\$60,000	\$60,000	\$60,000	\$60,000
TOTAL			\$41,773	\$136,806	\$234,215	\$334,059	\$436,399	\$541,298	\$563,049	\$563,049	\$563,049	\$563,049	\$563,049	\$563,049	\$563,049	\$563,049	\$563,049	\$563,049
BROWNFIELD TIF YET TO CAPTURE																		
MDEQ - STATE	\$5,629	\$5,205	\$4,239	\$3,250	\$2,235	\$1,196	\$130	(\$0)	(\$0)	(\$0)	(\$0)	(\$0)	(\$0)	(\$0)	(\$0)	(\$0)	(\$0)	(\$0)
MDEQ - LOCAL	\$3,481	\$3,181	\$2,499	\$1,799	\$1,083	\$348	(\$0)	(\$0)	(\$0)	(\$0)	(\$0)	(\$0)	(\$0)	(\$0)	(\$0)	(\$0)	(\$0)	(\$0)
MSF - STATE	\$272,932	\$252,356	\$205,547	\$157,567	\$108,388	\$57,979	\$6,310	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
MSF - LOCAL	\$168,781	\$154,239	\$121,157	\$87,248	\$52,491	\$16,865	(\$0)	(\$0)	(\$0)	(\$0)	(\$0)	(\$0)	(\$0)	(\$0)	(\$0)	(\$0)	(\$0)	(\$0)
LOCAL ONLY	\$60,000	\$57,069	\$50,400	\$43,565	\$36,559	\$29,378	\$1,960	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
	\$510,823																	
NET TO CITY, COUNTY, ISD			\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$51,758	\$53,052	\$54,378	\$55,738	\$57,131
NET TO SCHOOLS			\$0	\$0	\$0	\$0	\$0	\$0	\$41,984	\$63,319	\$64,902	\$66,525	\$68,188	\$69,893	\$71,640	\$73,431	\$75,267	\$77,148
NET TOTAL			\$0	\$0	\$0	\$0	\$0	\$0	\$41,984	\$63,319	\$64,902	\$66,525	\$68,188	\$121,650	\$124,692	\$127,809	\$131,004	\$134,279

ANNUAL VALUE INCREASE 2.5%

PERCENTAGE NON-HOMESTEAD 100%

MILLAGE RATE	
TOWNSHIP	1.6539
COUNTY TOTAL*	6.9871
LIBRARY	1.1002
NMC	2.1692
ISD	2.9312
SCHOOL OPERATING	18.0000
SCHOOL SET	6.0000
TOTAL	38.8416
DEBT MILLAGE (NOT CAPTURED UNDER BROWNFIELD)	
Township Debt	0.9838
County Debt	0.1200
School Debt	3.1000
TOTAL	43.0454
*Includes Transit and Special Programs	

		17	18	19	20	21	22	23	24	25	26	27	28	29	30	TOTALS
REVENUE YEAR		2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	
ANNUAL VALUE ADDITIONS																
TOTAL	\$4,500,000															
CUMULATIVE VALUE - TOTAL																
TOTAL		\$6,589,757	\$6,754,501	\$6,923,363	\$7,096,447	\$7,273,858	\$7,455,705	\$7,642,097	\$7,833,150	\$8,028,979	\$8,229,703	\$8,435,446	\$8,646,332	\$8,862,490	\$9,084,052	
TAXABLE VALUE - TOTAL																
TOTAL		\$3,294,878	\$3,377,250	\$3,461,682	\$3,548,224	\$3,636,929	\$3,727,852	\$3,821,049	\$3,916,575	\$4,014,489	\$4,114,852	\$4,217,723	\$4,323,166	\$4,431,245	\$4,542,026	
REVENUES																
SCHOOL TAXES		\$79,077	\$81,054	\$83,080	\$85,157	\$87,286	\$89,468	\$91,705	\$93,998	\$96,348	\$98,756	\$101,225	\$103,756	\$106,350	\$109,009	\$2,309,354
NON-SCHOOL TAXES		\$48,901	\$50,124	\$51,377	\$52,661	\$53,978	\$55,327	\$56,710	\$58,128	\$59,581	\$61,071	\$62,598	\$64,163	\$65,767	\$67,411	\$1,428,104
ISD TAXES		\$9,658	\$9,899	\$10,147	\$10,401	\$10,661	\$10,927	\$11,200	\$11,480	\$11,767	\$12,061	\$12,363	\$12,672	\$12,989	\$13,314	\$282,049
TOTAL TAXES		\$137,636	\$141,077	\$144,604	\$148,219	\$151,925	\$155,723	\$159,616	\$163,606	\$167,696	\$171,889	\$176,186	\$180,591	\$185,106	\$189,733	\$4,019,507
CAPTURED TAXES																
STATE BROWNFIELD FUND	State Allocation															
MDEQ - Gross	3															\$46,596
MDEQ - STATE	2.02%															\$6,591
MDEQ - LOCAL	2.02%															\$5,629
MSF - STATE	2.02%															\$3,481
MSF - LOCAL	97.98%															\$272,932
LSRRF - MDEQ	97.98%															\$168,781
LSRRF - LOCAL																\$5,629
LOCAL ONLY																\$236,538
TOTAL BROWNFIELD CAPTURED TAXES	20.00%															\$60,000
CUMULATIVE BROWNFIELD CAPTURED TAXES																\$799,587
STATE BROWNFIELD FUND		\$46,596	\$46,596	\$46,596	\$46,596	\$46,596	\$46,596	\$46,596	\$46,596	\$46,596	\$46,596	\$46,596	\$46,596	\$46,596	\$46,596	\$46,596
MDEQ - STATE		\$5,629	\$5,629	\$5,629	\$5,629	\$5,629	\$5,629	\$5,629	\$5,629	\$5,629	\$5,629	\$5,629	\$5,629	\$5,629	\$5,629	\$5,629
MDEQ - LOCAL		\$3,481	\$3,481	\$3,481	\$3,481	\$3,481	\$3,481	\$3,481	\$3,481	\$3,481	\$3,481	\$3,481	\$3,481	\$3,481	\$3,481	\$3,481
MSF - STATE		\$272,932	\$272,932	\$272,932	\$272,932	\$272,932	\$272,932	\$272,932	\$272,932	\$272,932	\$272,932	\$272,932	\$272,932	\$272,932	\$272,932	\$272,932
MSF - LOCAL		\$168,781	\$168,781	\$168,781	\$168,781	\$168,781	\$168,781	\$168,781	\$168,781	\$168,781	\$168,781	\$168,781	\$168,781	\$168,781	\$168,781	\$168,781
LSRRF - MDEQ		\$5,629	\$5,629	\$5,629	\$5,629	\$5,629	\$5,629	\$5,629	\$5,629	\$5,629	\$5,629	\$5,629	\$5,629	\$5,629	\$5,629	\$5,629
LSRRF - LOCAL		\$236,538	\$236,538	\$236,538	\$236,538	\$236,538	\$236,538	\$236,538	\$236,538	\$236,538	\$236,538	\$236,538	\$236,538	\$236,538	\$236,538	\$236,538
LOCAL ONLY		\$60,000	\$60,000	\$60,000	\$60,000	\$60,000	\$60,000	\$60,000	\$60,000	\$60,000	\$60,000	\$60,000	\$60,000	\$60,000	\$60,000	\$60,000
TOTAL		\$563,049	\$563,049	\$563,049	\$563,049	\$563,049	\$563,049	\$563,049	\$563,049	\$563,049	\$563,049	\$563,049	\$563,049	\$563,049	\$563,049	\$799,587
BROWNFIELD TIF YET TO CAPTURE																
MDEQ - STATE		(\$0)	(\$0)	(\$0)	(\$0)	(\$0)	(\$0)	(\$0)	(\$0)	(\$0)	(\$0)	(\$0)	(\$0)	(\$0)	(\$0)	
MDEQ - LOCAL																
MSF - STATE		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
MSF - LOCAL		(\$0)	(\$0)	(\$0)	(\$0)	(\$0)	(\$0)	(\$0)	(\$0)	(\$0)	(\$0)	(\$0)	(\$0)	(\$0)	(\$0)	(\$0)
LOCAL ONLY		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
NET TO CITY, COUNTY, ISD		\$58,559	\$60,023	\$61,524	\$63,062	\$64,638	\$66,254	\$67,911	\$69,609	\$71,349	\$73,132	\$74,961	\$76,835	\$78,756	\$80,725	\$1,239,393
NET TO SCHOOLS		\$79,077	\$81,054	\$83,080	\$85,157	\$87,286	\$89,468	\$91,705	\$93,998	\$96,348	\$98,756	\$101,225	\$103,756	\$106,350	\$109,009	\$1,978,567
NET TOTAL		\$137,636	\$141,077	\$144,604	\$148,219	\$151,925	\$155,723	\$159,616	\$163,606	\$167,696	\$171,889	\$176,186	\$180,591	\$185,106	\$189,733	\$3,217,960
ANNUAL VALUE INCREASE		2.5%														
PERCENTAGE NON-HOMESTEAD		100%														

Table 3 Captured Taxes and Revenues Food For Thought Center

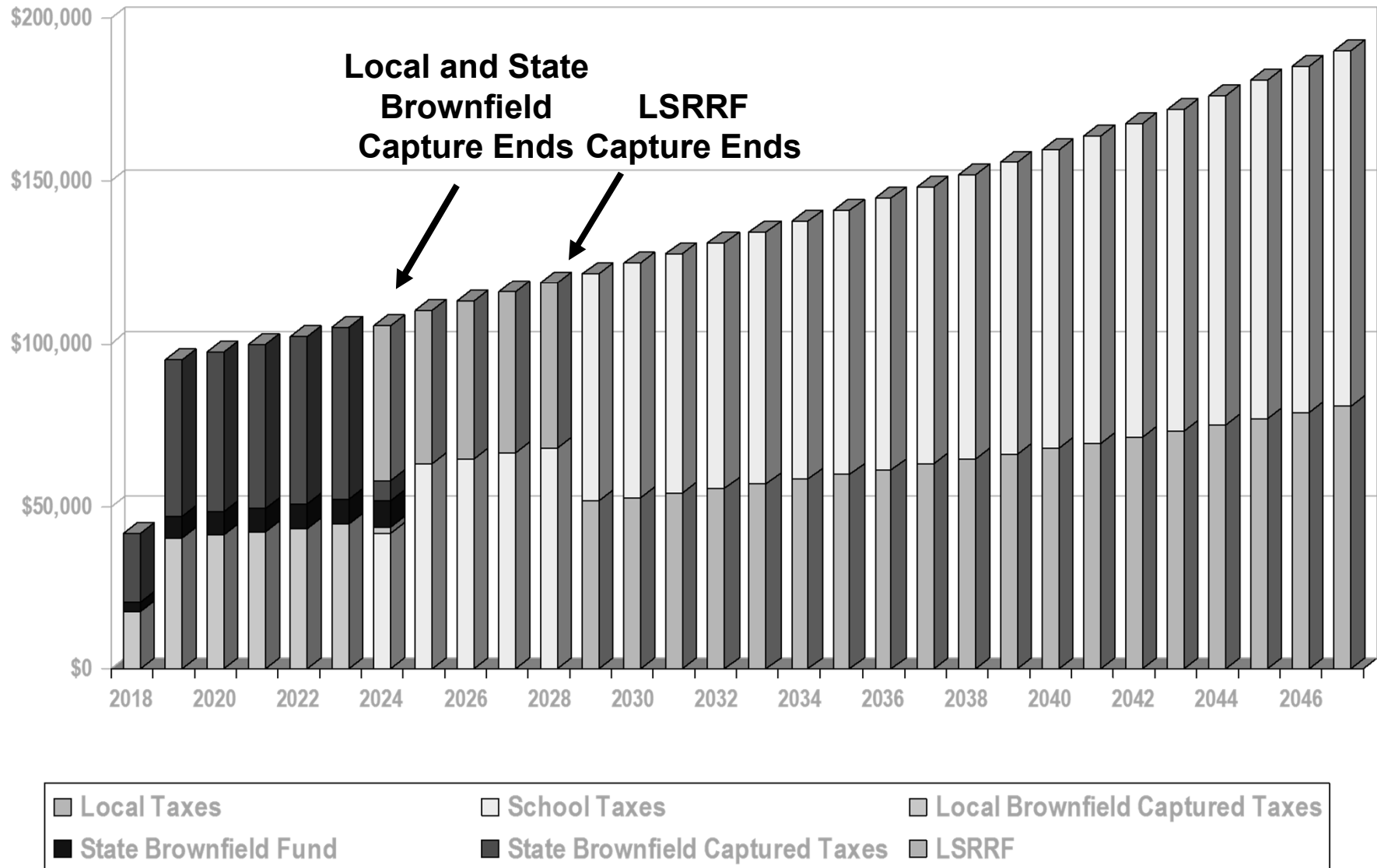
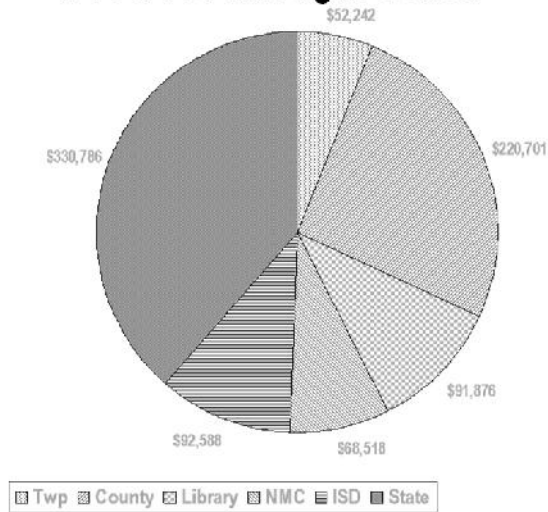


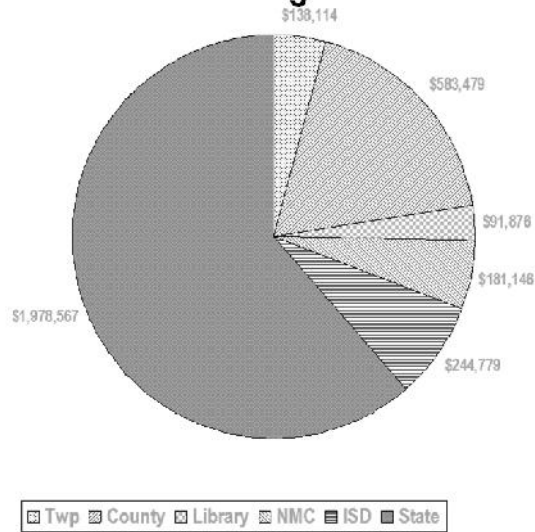
TABLE 4.1 IMPACT ON TAXING JURISDICTIONS
BROWNFIELD PLAN - THIRTY YEAR DURATION
FOOD FOR THOUGHT CENTER
GRAND TRAVERSE COUNTY BROWNFIELD REDEVELOPMENT AUTHORITY

	Millages	Millage Total	Percent Allocation	Total Capture \$799,587	Total Revenues \$3,217,960
<i>Long Lake Township</i>		1.6539	11.14%	\$52,242	\$138,114
Allocated	0.6701				
Voted - Fire Ambulance	0.9838				
<i>Grand Traverse County</i>		6.9871	47.08%	\$220,701	\$583,479
Allocated	4.9230				
Veterans	0.1200				
Roads	0.9997				
Seniors	0.5997				
Transit	0.3447				
<i>Traverse Area District Library</i>	1.1002	1.1002	7.41%	\$34,752	\$91,876
<i>Northwestern Michigan College</i>		2.1692	14.62%	\$68,518	\$181,146
Operating	2.1692				
Debt	0.7400				
<i>Traverse City Area Public Schools</i>			0.00%		
School Debt*	3.1000				
<i>TBAISD</i>	2.9312	2.9312	19.75%	\$92,588	\$244,779
<i>Local Taxes Total</i>	18.6816	14.8416	100.00%	\$468,800	\$1,239,393
<i>State Taxes</i>		24.0000		\$284,190	\$1,978,567
School Operating	18.0000				
State Educ Tax	3.0000				
State Brownfield Fund	3.0000			\$46,596	
Total	42.6816	38.8416		\$799,587	\$3,217,960

**Table 4.2 Brownfield Tax Capture
Food For Thought Center**



**Table 4.3 Tax Revenue Allocations - 30 years
Food For Thought Center**



**Table 4.4 Brownfield Tax Capture/Revenue Allocations
Food For Thought Center**

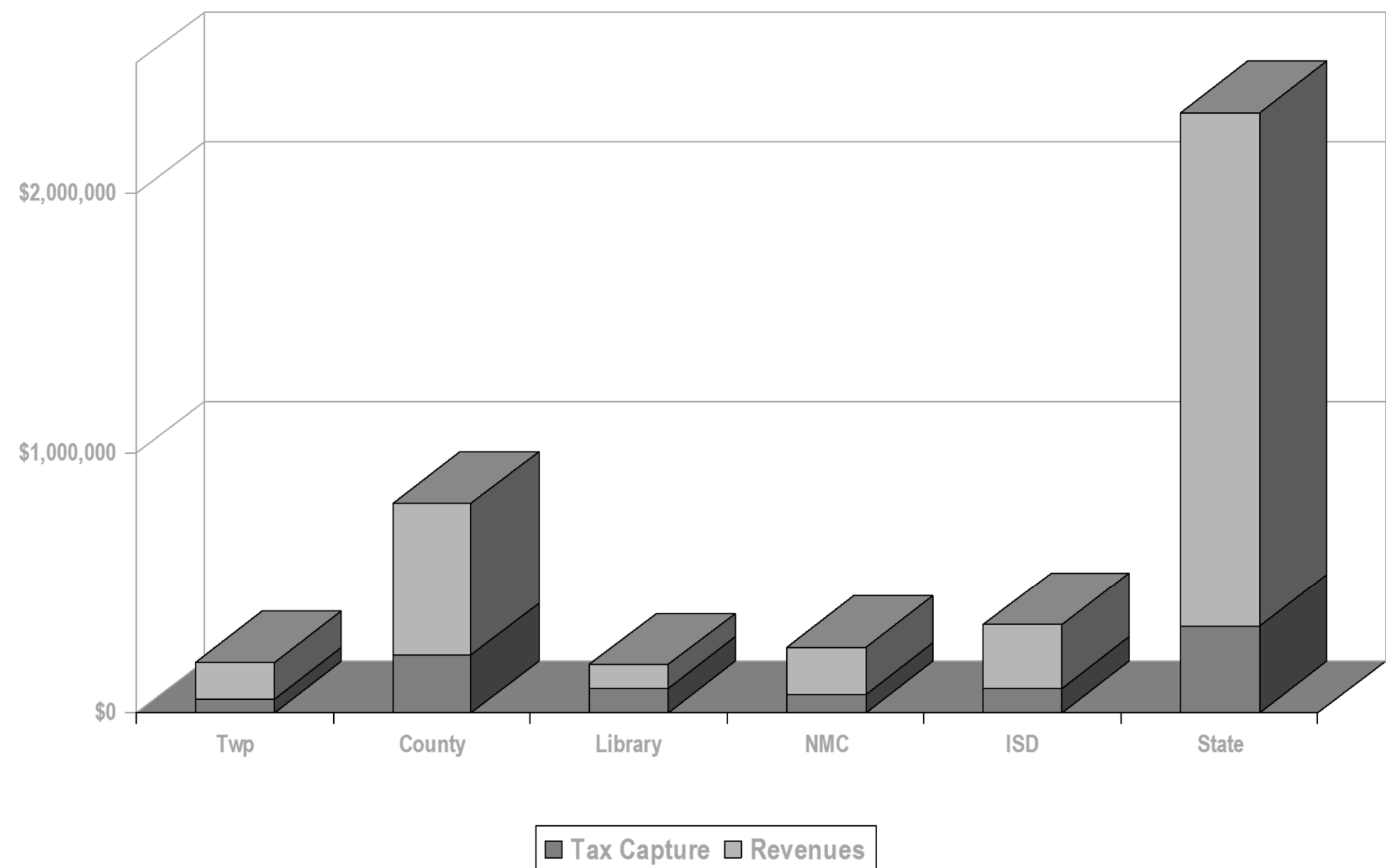
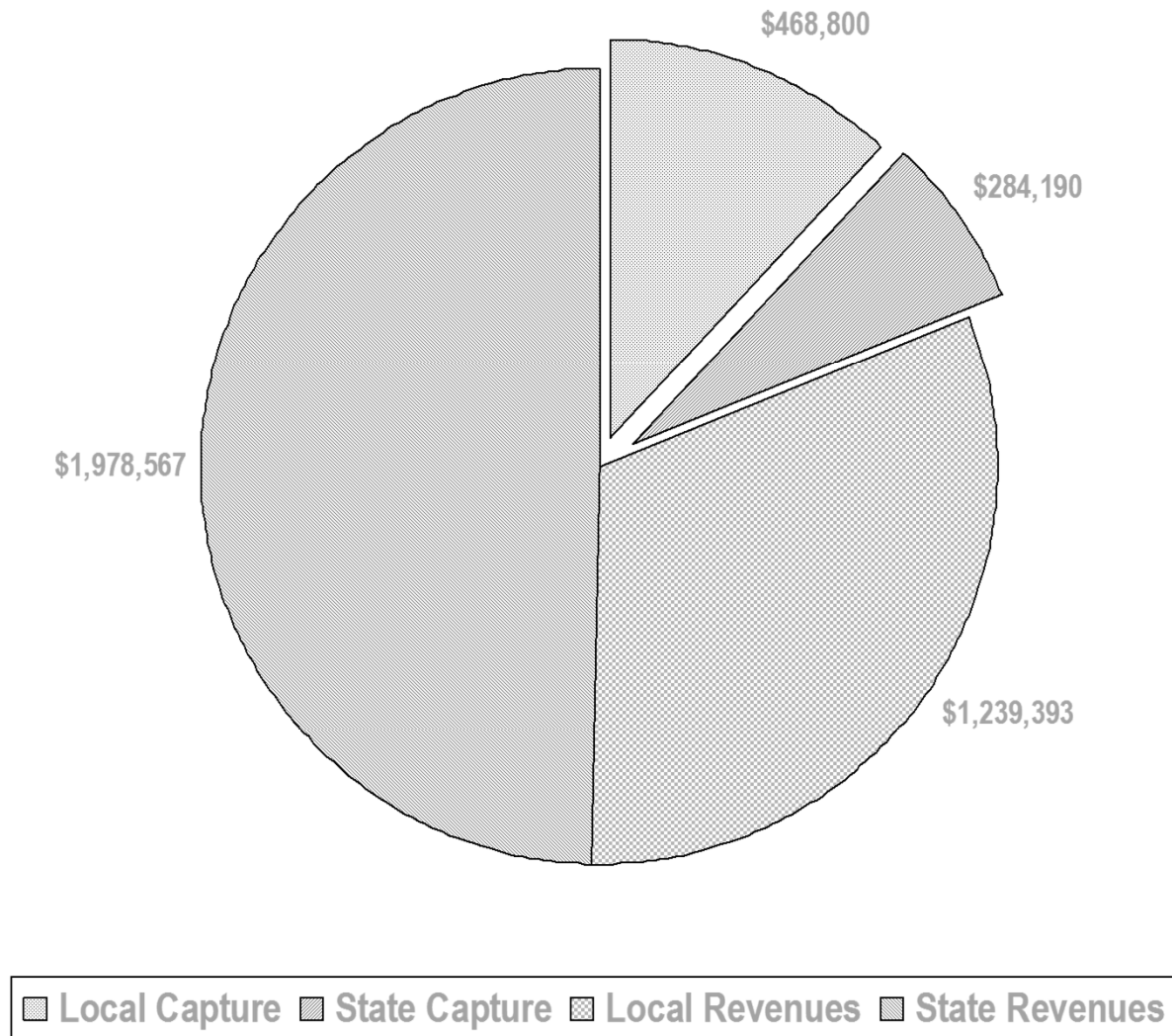


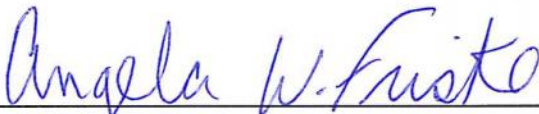
Table 4.5 Brownfield Tax Capture – Revenues Food For Thought Center



AFFIDAVIT FROM THE LONG LAKE TOWNSHIP,
GRAND TRAVERSE COUNTY, MICHIGAN ASSESSOR


I, Angela W. Friske, being duly sworn, states that if called upon I will testify to the following facts:

1. I am employed by the Township of Long Lake, Grand Traverse County, as the Township Assessor.
2. I am a Certified Michigan Advanced Assessing Officer. Certificate #R-5721.
3. I am familiar with the property located at 7730 North Long Lake Rd, Traverse City, MI 49685. Parcel identification # 28-08-011-021-01.
4. This affidavit is given in accordance with MCL 125.2663(1) (h) and is made to confirm this property qualifies as "Functionally Obsolete Property" as that term is defined under MCL 125.2652(r). The following facts without limitation, form the basis for my expert opinion:
5. The property is unable to be used to adequately perform the function for which it was intended due to a substantial loss in value resulting from factors such as overcapacity, changes in technology, deficiencies or super adequacies in design, or other similar factors that affect the property itself or the property's relationship with other surrounding property.



Angela W. Friske, MAAO, R-5721
Long Lake Township

Subscribed and sworn to before me by Angela W. Friske on January 25, 2017.



Adrienne C. Haas, Notary Public
Grand Traverse County, Michigan

Prepared By:
Angela W. Friske, Assessor
Long Lake Township
8870 North Long Lake Rd
Traverse City, MI 49685
(231) 946-2249 ext. 203

